

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 8, 2005 PLANNING COMMISSION MEETING

P.A.S.: Use Permit 123D, Landmark Corporate Center

PROPOSAL: To waive the 20' rear yard setback of Outlot D and Lots 9 and 10, Block 2 to accommodate driving aisles, to waive the 50' front yard setback for Lots 9 and 10, Block 2 and to waive the 20' side yard setback between Lots 4-11, Block 2 and Outlot D for the location of shared access drives.

LOCATION: N. 33rd Street and Folkways Boulevard.

WAIVER REQUEST:

1. Waive the 20' rear yard setback of Lots Outlot D and Lots 9 and 10, Block 2.
2. Waive the 20' side yard setback between Lots Lots 4-11, Block 2 and Outlot D.
3. Waive the 50' front yard setback for Lots 9 and 10, Block 2.

LAND AREA: Approximately 156 acres, more or less.

CONCLUSION: The waivers are justified and the request is in conformance with the Comprehensive Plan, Zoning and Subdivision Ordinances.

RECOMMENDATION:

Conditional Approval

Waive the 20' rear yard setback of Lots Outlot D and Lots 9 and 10, Block 2.

Approval

Waive the 20' side yard setback between Lots Lots 4-11, Block 2 and Outlot D.

Approval

Waive the 50' front yard setback for Lots 9 and 10, Block 2.

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: I-3, Employment Center District, B-2, Planned Neighborhood Business District.

EXISTING LAND USE: Industrial center uses and undeveloped.

SURROUNDING LAND USE AND ZONING:

| | | |
|--------|-------------------------|-------------------------|
| North: | Residential | R-3, R-5 |
| South: | Undeveloped, commercial | R-3, H-3 |
| East: | Undeveloped | R-3, AG |
| West: | Residential, commercial | R-5, B-5, B-2, I-1, I-3 |

HISTORY: Use permit #123C for Landmark Corporate Center was approved by City Council on **September 20, 2004**.

Use Permit #123B for Landmark Corporate Center was approved by City Council on **June 7, 2004**.

Use Permit #123A for Landmark Corporate Center was approved by City Council on **August 4, 2003**.

Annexation #99018, Change of Zone #3200, Preliminary Plat #99021, Use Permit #123 for Landmark Corporate Center were approved by City Council on **February 28, 2000**.

Comprehensive Plan Amendment #94-03, "North 27th Street Subarea Plan" changing the designation of the northern portion to "Industrial" was approved on **September 18, 1996**.

The zoning designation in this area was revised during the **1979** Zoning Update from AA - Rural and Public Use to R-3 Residential west of the old railroad ROW, and AG Agricultural east of the railroad ROW.

COMPREHENSIVE PLAN SPECIFICATIONS:

This area is shown for a light industrial center and to the east the outlot area is shown as Environmental Resources in the Comprehensive Plan (F-39).

TRAFFIC ANALYSIS: N. 33rd Street is shown as an urban minor arterial.

PUBLIC SERVICE: The Fire Department indicated that due to a lack of facilities in the area, response times are less than ideal.

ENVIRONMENTAL ISSUES: The outlot to the east is owned by the Lower Platte South Natural Resources District. The applicant indicated the waived rear yard setback will not cause additional drainage onto the outlot. The wetlands should not be impacted by this request.

ANALYSIS:

1. This is a request to amend the use permit to waive the 20' rear yard setback of Outlot D and Lots 9 and 10, Block 2 to accommodate driving aisles, to waive the 50' front yard setback for Lots 9 and 10, Block 2 and to waive the 20' side yard setback between Lots 4-11, Block 2 and Outlot D for the location of shared access drives.
2. The applicant indicates that any additional drainage resulting from the construction of such driving aisles will be handled in accordance with the use permit grading and

drainage plan. The applicant indicated a curb will be installed on the east side of the driving aisle and drainage will flow to the southeast corner of the lot where it will outlet in accordance with the drainage plan.

3. The I-3, Employment Center District is a relatively new district, established in August 1997. The intent of the district is for the “development of attractive office and light industrial facilities as employment centers for location of plant facilities or headquarters of major employers. The I-3 Employment Center District is also intended to provide such employment centers with the surrounding support uses, including complementary office and retail use complementing the general land use pattern of the community and assisting the implementation of the adopted goals and policies of the community” (§27.51).
4. Since the I-3 district operates more like a center, and allows the reduction of setbacks, planning staff believes the waivers will provide more flexibility to allow the district to operate more like a center so that lots can share access drives and driving aisles. Planning staff requests the applicant provide additional landscaping in the front yard setback to compensate for the reduced open space.
5. The required front yard setback is 50' and the 50' front yard setback will be maintained in Outlot D along N. 33rd Street, although Lots 9 and 10, which are completely surrounded by Outlot D will not have a front yard setback. Lots 9 and 10 do not abut the N. 33rd Street right of way. This is illustrated on the site plan attached to this report.
6. The Watershed Management section of the Public Works and Utilities Department had several comments which are attached. Revisions should be made to their satisfaction.
7. Public Works & Utilities Department, Building and Safety/Fire Prevention, Lincoln Lancaster County Health Department, and the Police Department did not object to the request.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:
 - 1.1 Revise the landscape plan to show:
 - 1.1.1 Additional landscaping in the front yards of lots with reduced front, side and rear yard setbacks.

- 1.2 Revise the site plan to show:
 - 1.2.1 A current legal description including all lots and blocks.
2. This approval permits a waiver of the 20' rear yard setback of Outlot D and Lots 9 and 10, Block 2 to accommodate driving aisles, to waive the 50' front yard setback for Lots 9 and 10, Block 2 and to waive the 20' side yard setback between Lots 4-11, Block 2 and Outlot D for the location of shared access drives..

General:

3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a final plan including 6 copies.
 - 3.2 The construction plans shall comply with the approved plans.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the buildings all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established owners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The applicant shall sign and return the letter of acceptance to the City Clerk within 30 days following the approval of the special permit, provided, however, said 30-day period may be extended up to six months by administrative amendment. The clerk shall file a copy of the resolution approving the special permit and the letter of acceptance with the Register of Deeds, filling fees therefor to be paid in advance by the applicant.

5. The site plan as approved with this resolution voids and supersedes all previously approved site plans, however all resolutions approving previous permits remain in force unless specifically amended by this resolution.

Prepared by:

Becky Horner
Planner

DATE: May 17, 2005

APPLICANT: Kent Seacrest
Seacrest and Kalkowski, P.C.
1111 Lincoln Mall, Suite 350

OWNER: Don Linscott
North 33rd LLC
300 N 44th Street, Suite 100
(402)467-1234

CONTACT: Don Day
Olsson Associates
1111 Lincoln Mall
Lincoln, NE 68508
(402)474-6311

| NO. | DELTA |
|-----|-----------|
| 53' | 88°38'05" |
| 41' | 43°31'56" |
| 88' | 08°21'55" |
| 81' | 36°38'59" |
| 98' | 32°30'55" |
| 48' | 62°24'56" |
| 86' | 12°39'50" |
| 62' | 64°08'59" |
| 25' | 53°46'32" |
| 48' | 33°27'20" |
| 87' | 20°33'26" |

LEGAL DESCRIPTION

REVISED PRELIMINARY PLAT
(DECEMBER 23RD 1999)

A LEGAL DESCRIPTION FOR A TRACT OF LAND COMPOSED OF OUTLOT "A" KING RIDGE 1ST ADDITION; LOT 9 I.T.; LOT 55 I.T.; LOT 67 I.T., A PORTION OF LOT 68 I.T. AND LOT 56 I.T.; ALL LOCATED IN THE NORTH HALF AND THE SOUTHEAST QUARTER OF SECTION 8; TOWNSHIP 10 NORTH; RANGE 7 EAST OF THE 6TH P.M.; LANCASTER COUNTY; NEBRASKA; AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9 I.T.; SAID POINT BEING THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8 AND THE TRUE POINT OF BEGINNING; THENCE ON AN ASSUMED BEARING OF SOUTH 89 DEGREES 32 MINUTES 01 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 9 I.T.; 55 I.T.; AND 56 I.T.; SAID LINE BEING THE NORTH LINE OF SAID NORTHEAST QUARTER; A DISTANCE OF 2081.80 FEET TO THE NORTHEAST CORNER OF SAID LOT 56 I.T.; THENCE SOUTH 19 DEGREES 48 MINUTES 14 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 56 I.T.; A DISTANCE OF 308.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 27 DEGREES 40 MINUTES 14 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 56 I.T.; A DISTANCE OF 191.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 14 DEGREES 39 MINUTES 14 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 56 I.T.; A DISTANCE OF 430.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 20 DEGREES 17 MINUTES 14 SECONDS WEST; A DISTANCE OF 430.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 25 DEGREES 27 MINUTES 14 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 56 I.T.; A DISTANCE OF 216.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 18 DEGREES 58 MINUTES 46 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 56 I.T.; A DISTANCE OF 300.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 35 DEGREES 32 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 56 I.T.; A DISTANCE OF 280.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 44 DEGREES 52 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 56 I.T.; A DISTANCE OF 340.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 25 DEGREES 12 MINUTES 48 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 56 I.T.; A DISTANCE OF 238.00 FEET TO A POINT OF DEFLECTION; THENCE SOUTH 15 DEGREES 52 MINUTES 46 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 56 I.T.; A DISTANCE OF 131.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 56 I.T.; THENCE SOUTH 89 DEGREES 20 MINUTES 18 SECONDS ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER A DISTANCE OF 247.88 FEET TO A POINT, THENCE SOUTH 14 DEGREES 09 MINUTES 24 SECONDS EAST, A DISTANCE OF 45.07 FEET TO A POINT, THENCE SOUTH 30 DEGREES 44 MINUTES 24 SECONDS EAST, A DISTANCE OF 112.47 FEET TO A POINT, THENCE SOUTH 18 DEGREES 11 MINUTES 27 SECONDS EAST, A DISTANCE OF 425.18 FEET TO A POINT, THENCE SOUTH 89 DEGREES 21 MINUTES 45 SECONDS WEST, A DISTANCE OF 612.60 FEET TO A POINT, THENCE NORTH 19 DEGREES 52 MINUTES 12 SECONDS WEST, A DISTANCE OF 110.44 FEET TO A POINT, THENCE SOUTH 44 DEGREES 39 MINUTES 07 SECONDS WEST, A DISTANCE OF 86.32 FEET TO A POINT, THENCE NORTH 45 DEGREES 20 MINUTES 53 SECONDS WEST, A DISTANCE OF 40.21 FEET TO A POINT, THENCE SOUTH 44 DEGREES 39 MINUTES 07 SECONDS WEST, A DISTANCE OF 11.82 FEET TO A POINT, THENCE SOUTH 20 DEGREES 54 MINUTES 33 SECONDS WEST, A DISTANCE OF 186.84 FEET TO A POINT, THENCE SOUTH 24 DEGREES 58 MINUTES 57 SECONDS WEST, A DISTANCE OF 189.53 FEET TO A POINT, THENCE SOUTH 38 DEGREES 28 MINUTES 38 SECONDS WEST, A DISTANCE OF 441.81 FEET TO A POINT, THENCE SOUTH 33 DEGREES 31 MINUTES 48 SECONDS WEST, A DISTANCE OF 211.58 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID LOT 68 I.T., THENCE SOUTH 89 DEGREES 24 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOTS 68 I.T., AND 67 I.T., SAID LINE BEING THE SOUTH LINE THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 757.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 67 I.T., THENCE NORTH 16 DEGREES 42 MINUTES 23 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 67 I.T., A DISTANCE OF 342.29 FEET TO A POINT OF CURVATURE, THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 1000.00 FEET, ARC LENGTH OF 309.56 FEET, DELTA ANGLE OF 17 DEGREES 44 MINUTES 12 SECONDS, A CHORD BEARING OF NORTH 07 DEGREES 50 MINUTES 17 SECONDS WEST, AND A CHORD LENGTH OF 308.33 FEET TO A POINT OF TANGENCY, THENCE NORTH 01 DEGREES 01 MINUTES 49 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 67 I.T., SAID LINE BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER, A DISTANCE OF 890.48 FEET THENCE NORTH 01 DEGREES 02 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 9 I.T.; SAID LINE BEING THE WEST LINE OF SAID NORTHEAST QUARTER; A DISTANCE OF 42.52 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT "A"; THENCE SOUTH 89 DEGREES 20 MINUTES 39 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT "A"; A DISTANCE OF 50.02 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT "A"; THENCE NORTH 01 DEGREES 02 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A"; A DISTANCE OF 1702.88 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE IN A COUNTER CLOCKWISE DIRECTION HAVING A RADIUS OF 950.00 FEET; ARC LENGTH OF 144.20 FEET; DELTA ANGLE OF 08 DEGREES 41 MINUTES 49 SECONDS; A CHORD BEARING OF NORTH 03 DEGREES 18 MINUTES 49 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A"; AND A CHORD LENGTH OF 144.06 FEET TO A POINT; THENCE SOUTH 65 DEGREES 00 MINUTES 33 SECONDS WEST ALONG THE A SOUTH LINE OF SAID OUTLOT "A"; A DISTANCE OF 18.09 FEET TO A POINT OF DEFLECTION; THENCE NORTH 24 DEGREES 59 MINUTES 27 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A"; A DISTANCE OF 80.00 FEET TO A POINT OF DEFLECTION; THENCE NORTH 85 DEGREES 00 MINUTES 33 SECONDS EAST ALONG A NORTH LINE OF SAID OUTLOT "A"; A DISTANCE OF 22.71 FEET TO A POINT OF DEFLECTION; THENCE NORTH 21 DEGREES 15 MINUTES 03 SECONDS EAST ALONG THE WEST LINE OF SAID OUTLOT "A"; A DISTANCE OF 40.86 FEET TO A POINT OF DEFLECTION; THENCE ALONG A CURVE IN A CLOCKWISE DIRECTION HAVING A RADIUS OF 1050.00 FEET; ARC LENGTH OF 137.43 FEET; DELTA ANGLE OF 07 DEGREES 29 MINUTES 58 SECONDS; A CHORD BEARING OF NORTH 17 DEGREES 30 MINUTES 49 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A"; AND A CHORD LENGTH OF 137.34 FEET TO A POINT OF TANGENCY; THENCE NORTH 13 DEGREES 45 MINUTES 50 SECONDS WEST ALONG THE WEST LINE OF SAID OUTLOT "A"; A DISTANCE OF 476.53 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT "A"; THENCE SOUTH 89 DEGREES 32 MINUTES 57 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT "A"; SAID LINE BEING THE NORTH LINE OF SAID NORTHWEST QUARTER; A DISTANCE OF 241.37 FEET TO THE TRUE POINT OF BEGINNING; SAID TRACT CONTAINS A CALCULATED AREA OF 155.40 ACRES, OR 8,769,342.64 SQUARE FEET MORE OR LESS.



CONSULTING ENGINEERS

1111 Lincoln Mall
P.O. Box 84608
Lincoln, NE 68501
402-474-6311

LANDMARK
CORPORATE
CENTER

AMENDMENT TO
THE GENERIC
USE PERMIT
#123

SITE
PLAN

LINCOLN
NEBRASKA
1999

drawn by: EJB, ZML
designed by:
checked by: JL
approved by:
project no.: 98-0601.02
drawing no.:

IN THE BUILDING

ERMITTED

TO

AL SITE

TO THE

PLATTING.

ND CALCULATIONS

7 LINCOLN

S WILL BE

ED (ADMINISTRATIVE

F LINCOLN DESIGN

DOES NOT

ETC.

OUTSIDE OF

ZONING STANDARDS,
KS THAT CORRESPONDS
IN EXCESS OF 50 FEET
RIGHT TURN LANES
UND, NORTH OF FOLKWAYS
TURN LANE ONTO
HE EAST PROPERTY LINE
REEK ROAD FROM
HE WEST PROPERTY LINE

SETBACK ON BLK 2 LOT 9, 10,
(ON LOTS 9 & 10, AND SIDE
8, 9, 10, 11 & OUTLOT 'D'.

O' BUT
S. MULTIPLE
TENTS USED AT
LS REQUIRED BY

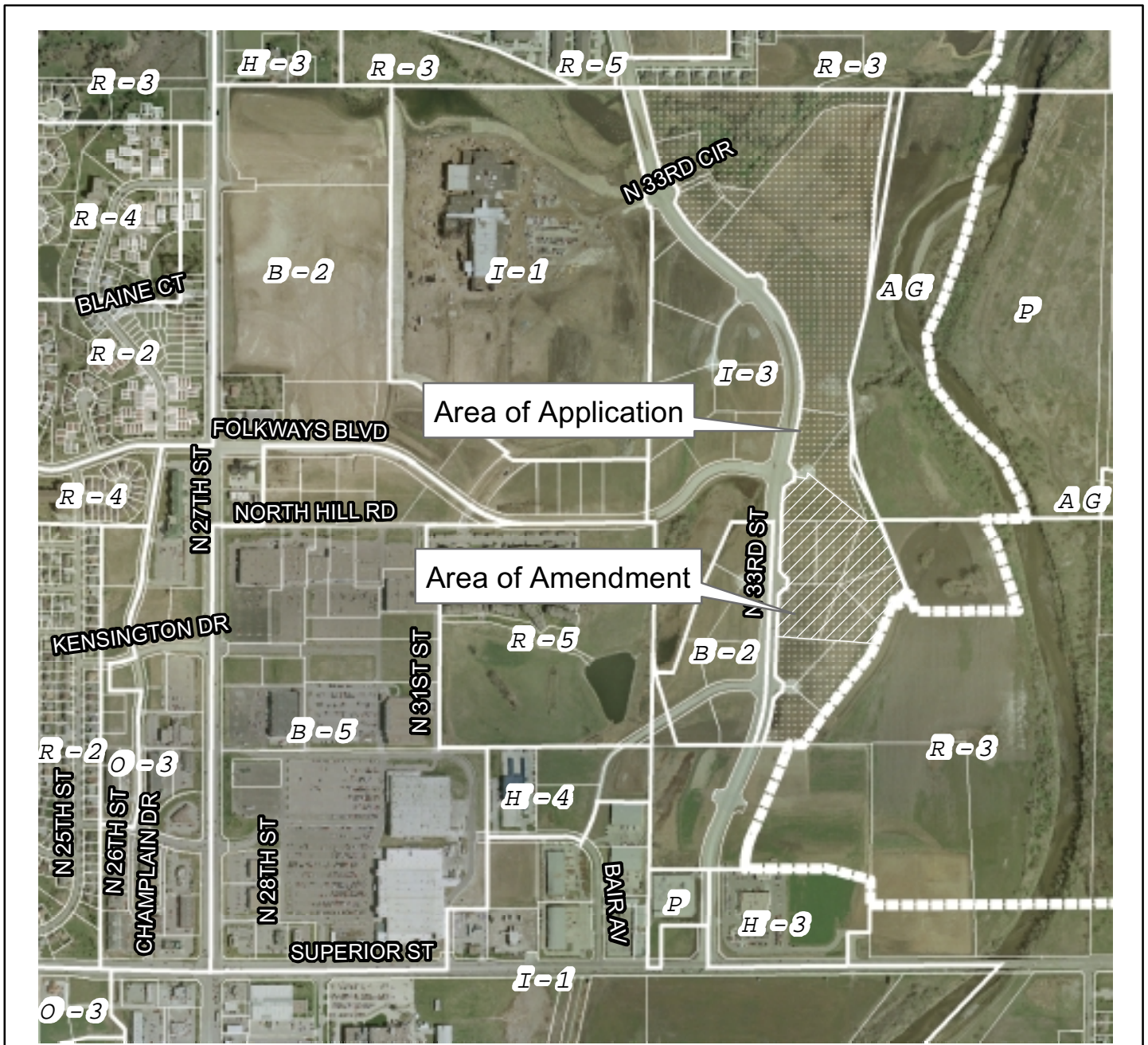
E PERMITTED
) LOTS 4-8, BLOCK 4.

NO PARKING ENVELOPES
SE PERMIT TO THE SATISFACTION
HFG PLANS ARE DEVELOPED

OVER THE WETLANDS IN OUTLOT
S ON OUTLOT "A" AND ALL OF
GANIZATION OR RESOURCE AGENCY.

) DRAINAGE PLAN AND WILL BE
RKING AREAS WILL NOT BE ELEVATED
K A FEMA MAP AMENDMENT.

CITY DESIRES TO WIDEN THE
S EXPENSE, AND THE EXISTING
TRAIL.



Use Permit #123D **N. 33rd & Superior St.** **Landmark Corporate Center**

2002 aerial

Zoning:

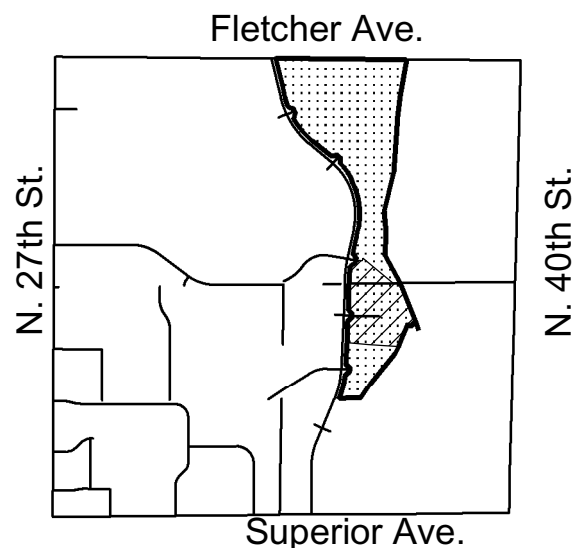
| | |
|------------|--|
| R-1 to R-8 | Residential District |
| AG | Agricultural District |
| AGR | Agricultural Residential District |
| R-C | Residential Conservation District |
| O-1 | Office District |
| O-2 | Suburban Office District |
| O-3 | Office Park District |
| R-T | Residential Transition District |
| B-1 | Local Business District |
| B-2 | Planned Neighborhood Business District |
| B-3 | Commercial District |
| B-4 | Lincoln Center Business District |
| B-5 | Planned Regional Business District |
| H-1 | Interstate Commercial District |
| H-2 | Highway Business District |
| H-3 | Highway Commercial District |
| H-4 | General Commercial District |
| I-1 | Industrial District |
| I-2 | Industrial Park District |
| I-3 | Employment Center District |
| P | Public Use District |

One Square Mile
 Sec. 6 T10N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction



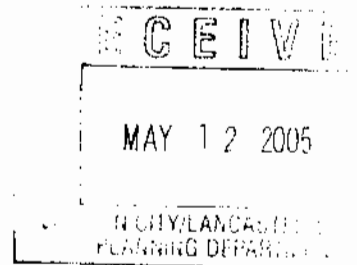
Lincoln City - Lancaster County Planning Dept.



OLSSON ASSOCIATES
ENGINEERS • PLANNERS • SCIENTISTS • SURVEYORS

May 12, 2005

Mr. Marvin S. Krout, Director
Lincoln Lancaster Planning Department
County-City Building
555 South 10th Street, Suite 213
Lincoln, NE 68508



Re: Landmark Corporate Center
Amendment to Use Permit # 123
OA Project No. 2003-0379

Dear Mr. Krout,

On behalf of North 33rd LLC, Olsson Associates is requesting an "Amendment to the Use Permit" to Landmark Corporate Center Use Permit #123. North 33rd LLC is requesting an amendment to Use Permit #123 to permit a waiver of the side yard setback for Blk 2 Lots 4, 5, 6, 7, 8, 9, 10, 11 & Outlot "A", the rear yard setback for Blk 2 Lots 9, 10 & Outlot "A" and the front yard setback for Blk 2 Lots 9 & 10. The setbacks will be as shown on the Use Permit Site Plan. The shape of these lots has created challenges when laying out the buildings, parking and drives on these lots. The waivers are needed to accommodate shared common access between the lots and allow for a better flow of traffic.

Enclosed please find the following:

1. Site Plan, Sheet 1; 21 copies
2. City of Lincoln Zoning Application; "Use Permit; Amendment"
3. Filing fee for "Use Permit & Change of Zone"; \$740.00
4. Certificate of Ownership
5. 8 1/2" x 11" Reduced Drawings of the Site Plans

Please give me a call if you have any questions or concerns.

Sincerely,

Don R. Day, PE

cc Don Linscott

F:\Projects\20030379\Doc\L-MKrout.5.12.05.doc

Memorandum

To: Becky Horner, Planning Department
From: Charles W. Baker, Public Works and Utilities
Subject: Landmark Corporate Center Use Permit #123D
Date: May 19, 2005
cc: Randy Hoskins

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the Landmark Corporate Center Use Permit #123D located on the specified lots for the yard requirement reductions.

The required easements for the utilities are protected along North 33rd Street and the private roadway cul- de-sacs.

The 25' wide public access easements between the lots is satisfactory.



MICHAEL WOOLMAN
<lpd737@CJIS.CI.LINCOLN.
NE.US>

05/18/2005 07:57 AM

To R Horner <RHorner@ci.lincoln.ne.us>

cc

bcc

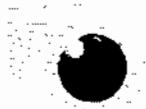
Subject Landmark Corporate Center

Ms. Horner,

The Lincoln Police Department does not object to the Landmark Corporate Center UP 123D.

Sergeant Michael Woolman
Lincoln Police Department

message to Becky Horner



John P Callen/Notes
05/20/2005 02:20 PM

To Rebecca D Homer/Notes@Notes
cc Chad E Blahak/Notes@Notes
bcc
Subject Use Permit (UP123D) Amendment for Landmark Corporate Center

Becky,

Watershed Management has reviewed the proposed amendment to Use Permit UP123D and does not have any comments regarding this request.

However, it was noted that in the letter from Olsson Associates dated 5/12/05, the request referenced setbacks for Outlot "A". It appears that the correct Outlot for this request is Outlot "D," which is referenced on the plans provided in Note 39. The letter may need to be revised for clarity.

Please let me know if you have any questions.

Thanks,

John P. Callen, EIT, CFM
Associate Engineer
City of Lincoln - Public Works and Utilities
Watershed Management Division
(402) 441-7018

message to Becky Horner

Richard J Furasek/Notes
05/23/2005 03:12 PM

To Rebecca D Homer/Notes@Notes
cc
bcc
Subject Landmark Corporate Center

Upon review of Use Permit # UP123D, we find it acceptable from the perspective of our department. The only issue we have is the lack of fire resources and facilities in the area which does not allow us to provide the timely emergency response that our citizens have grown to expect.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292

message to Becky Horner

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Becky Horner

DATE:

May 26, 2005

DEPARTMENT: Planning

FROM:

Chris Schroeder

ATTENTION:

DEPARTMENT:

Health

CARBONS TO: EH File

SUBJECT: Landmark Corporate

EH Administration

Center UP #123D

The Lincoln-Lancaster County Health Department has reviewed the proposed use permit modifications and does not object to the approval of this application.